

PLANNING AND DEVELOPMENT



TO: Distribution List
FROM: Seminole County Development Review
RE: PRE-APPLICATION REVIEWS: 01/06/2010

Please be advised that Pre-Application Reviews are scheduled for the projects detailed in the enclosed list. These reviews provide the applicant with beneficial information and allow the staff to address any concerns prior to the applicant's submittal of plans to the Development Review Division. **The meetings are held in Room #3024 on the Third floor.** Should any further information be needed, please contact your Project Manager. Thank you.

PRE-APPLICATION REVIEW		
9:20 AM	Project Name: McNeil Road (3600) Type: Site Plan Applicant: Tony Habaradas Proj Manager(s): Brian Walker/Joy Williams Proj #: 09-80000100	PID: 17-21-29-5BG-0000-052A Dist: 3-Van Der Weide Zoning: R-1 & A-1 Acres: 1.75 Project Location: Corner of Bear Lake and McNeil Road
9:40 AM	Project Name: Deep Lake and Aloma Avenue (South East Quadrant) Type: Site Plan Applicant: Joshua Bryant/CPH Engineers, Inc Proj Manager(s): Brian Walker/Ian Sikonia Proj #: 09-80000099	PID: 31-21-31-517-0000-0030 & 0040 Dist: 1-Dallari Zoning: PUD Acres: 9.6 Project Location: Corner of Deep Lake Road and Aloma Avenue between Deep Lake and SR 417
10:00 AM	Project Name: Ciara Creek Cove (711) Type: Site Plan Applicant: Mark Lavin Proj Manager(s): Brian Walker/ Denny Gibbs Proj #: 09-80000101	PID: 20-20-30-300-0150-0000 Dist: 5-Carey Zoning: C-2 Acres: 3.8 Project Location: 711 Ciara Creek Cove, Longwood, FL 32750
10:20 AM	Project Name: Power Court (237) Type: Site Plan Applicant: Jorge Gutierrez/Construction Staging Proj Manager(s): Alan Willis/ Ian Sikonia Proj #: 09-80000102	PID: 21-19-30-5DM-0A00-002A Dist: 5-Carey Zoning: C-3 Acres: 1.5 Project Location: East side of Hickman Drive and Power Drive (237 Power Ct.)

DEVELOPMENT REVIEW DIVISION

PRE-APPLICATION REVIEW

10:40 AM	Project Name: International Parkway (2974) Type: Site Plan Applicant: David F. t, P.E./ Madden, Moorhead & Glunt, Inc. Proj Manager(s): Cynthia Sweet/ Ian Sikonia Proj #: 09-80000103	PID: 31-19-30-300-019D-0000 (portion of) Dist: 5-Carey Zoning: PUD Acres: 1.25 Project Location: West side of International and South of Terra Bono Ct., Lake Mary, FL
11:00 AM	Project Name: Boland Drive – Tibbitts, Inc. Type: Special Exception Applicant: James A. Hattaway, Esq., for Frank S. Tibbitts (owner) Proj Manager(s): Kathy Fall/ Cynthia Sweet Proj #: 09-80000098	PID: 27-21-31-5CC-0A00-0230 & 0220 Dist: 1-Dallari Zoning: C-2 Acres: 0.45 Project Location: East of Alafaya and North of Carrigan on the West side of Boland Drive (2 parcels)

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 17-21-29-5BG-0000-52A
Attach list of all parcel ID numbers associated with the project site.

NAME: TONY HABARADAS

COMPANY: N/A

EMAIL ADDRESS (REQUIRED): thabaradas@hotmail.com

ADDITIONAL EMAIL ADDRESS: razonf@bellsouth.net

DAYTIME PHONE: (407) 464-0459 FAX NUMBER: ()

SUBJECT PROPERTY ADDRESS: 3600 McNeil Road, Apopka, FL 32712

OF ACRES: 1.875

PROJECT NAME: Proposed Expansion of Orlando Filipino Seventh Day Adventist Church

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: COMMERCIAL CURRENT USE: CHURCH ASSEMBLY

REVIEW TYPE: ☒ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☐ Rezone ☐ Current ☐ Proposed
☐ Land Use Amendment ☐ Current ☐ Proposed
☐ Special Exception

REQUIRED ATTACHMENTS:

☒ ATTACH NARRATIVE WITH PROJECT DESCRIPTION

☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS

☒ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

***** THIS BOX FOR STAFF USE ONLY *****

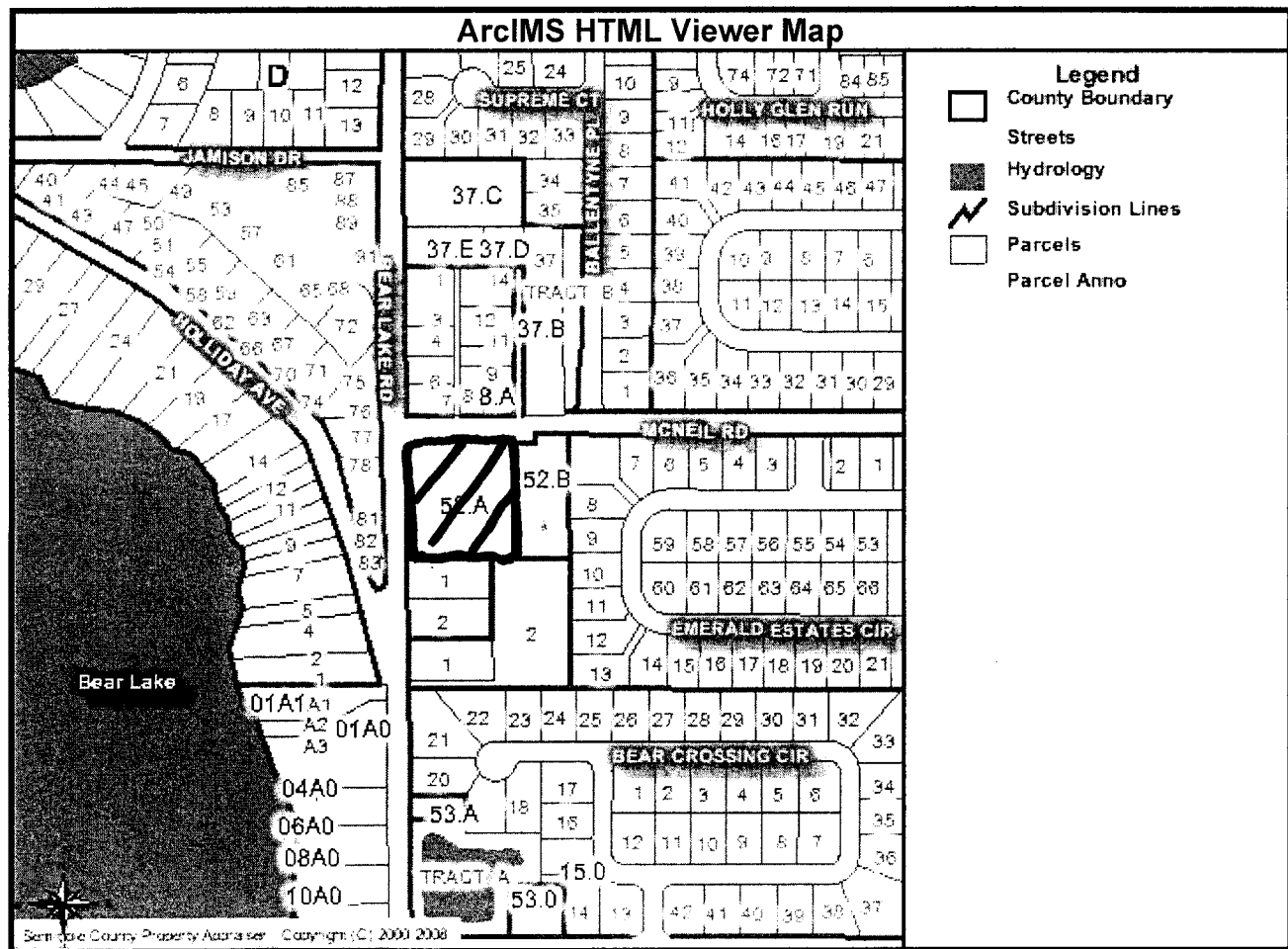
PROJECT MANAGER: BMW/JW RECEIVE DATE: _____ COMMENTS DUE: _____

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000100

1-6-10



**PROPOSED EXPANSION OF ORLANDO
FILIPINO SEVENTH-DAY ADVENTIST CHURCH
3600 Mc Neil Road, Apopka, Florida 32712**

PROJECT DESCRIPTION

The proposed project is an expansion of an existing one-story concrete block church building with an area of six thousand (6000) square feet. The proposed expansion will add an area of 7,914 square feet.

This expansion will be needed because the facilities of the existing building is inadequate to meet the needs of the growing congregation.

The expansion will include the following:

1. Expansion of the front portion of the sanctuary to provide more room for the lobby and a mezzanine to house the audio/visual room
2. Expansion of the rear of the sanctuary for a baptistery and pastor' study
3. Construction of a multipurpose building at the east side of the building which will serve as a dining hall and gymnasium
4. New driveway and covered porch

As a result of the expansion associated site work will be provided including paving, parking, drainage and all associated utilities.

This work will be done in conformance with all applicable codes and regulations.

VICINITY MAP N.T.S.

LEGAL DESCRIPTION

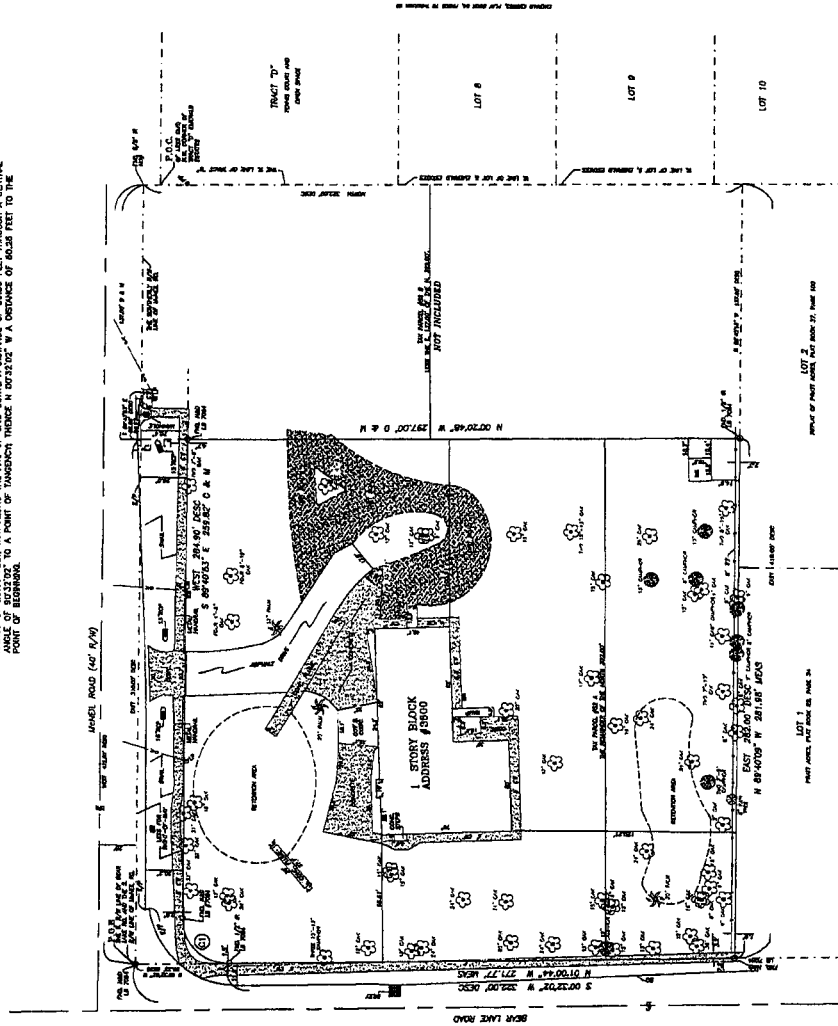
BEGINNING AT THE EASTERLY RIGHT-OF-WAY LINE OF BEAR LAKE ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF MOHOL ROAD, BEING A PART OF LOT 52, MICHEL'S GRANDE VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 86, PUBLIC RECORDS OF SEDWICK COUNTY, FLORIDA, RUN S 30 DEGREES 32' 00" W, 322.00 FEET, THENCE RUN EAST A DISTANCE OF 418.00 FEET, THENCE RUN NORTH 322.00 FEET, TO THE POINT OF BEGINNING, LESS THE EAST 137.00 FEET OF THE NORTH 322.00 FEET THEREOF.

ALSO LESS THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE EASTELY RIGHT-OF-WAY LINE OF BEAR LAKE ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF JACOB L. WOODS PART OF LOT 52 MONROE'S ORANGE VALLEY, ACCORDING TO THE PLAT THEREOF AS FILED IN PUBLIC RECORDS, PAGE 98 OF THE PUBLIC RECORDS OF SEDGWICK COUNTY, FLORIDA, RUN EAST A DISTANCE OF 314.00 FEET, THENCE N⁷⁶W¹⁵E¹⁵A¹⁵ A DISTANCE OF 26.00 FEET THENCE RUN WEST A DISTANCE OF 214.00 FEET, THENCE N⁷⁶W¹⁵E¹⁵A¹⁵ A DISTANCE OF 26.00 FEET, THENCE RUN SOUTH A DISTANCE OF 244.00 FEET, THENCE S⁷⁶E¹⁵A¹⁵ A DISTANCE OF 26.00 FEET, THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.50 FEET THENCE RUN ALONG RADIUS OF 25.00 FEET, RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.50 FEET THENCE RUN AN ANGLED OF 93°32'02" TO A POINT OF TANGENCY THENCE N 07°32'02" W A DISTANCE OF 40.25 FEET TO THE POINT OF BEGINNING.

(C1) CURVE DATA
 $\Delta = 90^{\circ}32'02''$
 $R = 25.00'$
 $L = 39.50'$
 CHORD
 $S = 44^{\circ}43.63' W$
 $35.52' D \& M$

LINE CHART	
L1	S $00^{\circ}50'59'' E$ 25.00' DESC



GRAPHIC SCALE
0' 15' 30' 60' 90'
1" = 30'

ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT FORM
COMMITMENT NO.:
FUND FILE NUMBER: 17-2008-000343
EXPIRATION DATE: DECEMBER 18, 2008 @ 11:00 PM
AGENTS' FILE REFERENCE: ABNER/SALE OF CHURCH

SCHEDULE B-1

ITEM #4: ALL MATTERS CONTAINED ON THE PLAT OF MANUEL'S ORANGE VILLA, AS RECORDED IN PLAT BOOK 2, PAGE(S) 98, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SHOWS NO ADDITIONAL EASEMENT OR RESTRICTION RECORDED ON THE PLAT OF MANUEL'S ORANGE VILLA.

ITEM #5: EXTENSIVELY DELETED

FILE #6: DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 2541, PAGES 1859 THROUGH 1864, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; EFFECTS SUBJECT PROPERTY, CAN NOT BE PLOTTED.

ITEM #7: AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3407, PAGES 539 THROUGH 564 AND OFFICIAL RECORDS BOOK 3407 PAGES 565 THROUGH 602, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; DOES NOT EFFECT SUBJECT PROPERTY.

Syllabus

1. THE BUILDING STRUCTURE BASED ON THE SOUTH R/W LINE OF LAMAR ROAD
2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS REPRESENTATIVE.
3. THIS SITE IS IN FLOOD ZONE 2, BASED ON FLOOD INSURANCE RATE MAP NO. 19028R 0115 E, SEMINOLE COUNTY, FLORIDA.
4. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.003, A LAND SURVEYOR SHALL NOT AFTER HIS SEAL OR NAME TO ANY PLAT, OR PART THEREOF, BE SUBJECT TO ANY PROSECUTION FOR NEGLIGENCE, PERSONAL OR WHICH IS BEYOND HIS PROFESSIONAL CAPABILITY, UNLESS HE HAS BEEN FIRST CONVICTED OF VIOLATING ANY OF THE PROVISIONS OF THIS CHAPTER, AND THE PROSECUTION OF SUCH CRIMES DOES NOT CONSTITUTE AN OBSTACLE TO THE DETERMINATION OF VALIDATION NEEDED.
5. LEGAL DESCRIPTION PROVIDED BY CLIENT.

BOUNDARY SURVEY CERTIFIED TO: FLORIDA CONFERENCE ASSOCIATION
OF SEVENTH-DAY ADVENTISTS, A FLORIDA NON PROFIT CORPORATION
MARIO A. GARCIA, P.A.; SWANN & MADLEY, ATTORNEYS' TITLE
INSURANCE FLNO. INC.; BANCROFT.

DATE	REVISION	BY
12-17-04	ADDED R/W LESS OUT	R.D.
01-09-05	RE-SURFACED	A.R.
01-20-05	ADDED TITLE COMMITMENT NOTES	A.P.
2-2-05	REVISED LEGAL DESC. & TITLE COMMITMENT NOTES	A.P.
4-28-09	ADDED TREE LOCATION	A.R.

FIELD DATE: 4-6-04

DATE: 1-20	CF: S22-89-10752A	FILE NUMBER:
PREPARED FOR: ASAUBLEAS DE DROS, INC		892-49-10752A
DRAWN BY: A.S./B.D.		LOCATION: 3600 MCNEIL ROAD APOPKA, FL 32703
APPROVED BY: A.S./B.D.		

EXISTING SITE DEVELOPMENT


THIS SURVEY MEETS THE "ANNUAL TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 10121-4, "FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

ANDREW PERRY, P.S.M. LS 6124

"BY WILD WORLD THE SURVEYOR HAS BEGUN WORKING OUT OF THE FLORIDA LICENSE SURVEYOR AND BOARD"

M.A.P.
Land Surveying, Inc.

4516 Curry Ford Rd.
Suite C
Orlando FL 32812
PH. 407 898 4557
FAX 407 898 4574



—Vall
aplansurvey@aol.fr.com LB 47084

12/1/09

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 31-21-31-517-0000-0030 ; 31-21-31-517-0000-0040

Attach list of all parcel ID numbers associated with the project site.

NAME: Joshua Bryant

COMPANY: CPH Engineers, Inc.

EMAIL ADDRESS (REQUIRED): jbryant@cphengineers.com

ADDITIONAL EMAIL ADDRESS:

DAYTIME PHONE: (407) 322-6841 FAX NUMBER: (407) 330-0639

SUBJECT PROPERTY ADDRESS: South East Quadrant of Deep Lake Road and Aloma Avenue

OF ACRES: 9.6

PROJECT NAME: Greenway South PUD

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: PUD

CURRENT USE: Vacant Commercial

REVIEW TYPE: ☒ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☐ Rezone Current _____ Proposed _____
☐ Land Use Amendment Current _____ Proposed _____
☐ Special Exception

REQUIRED ATTACHMENTS:

- ☒ ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ☒ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

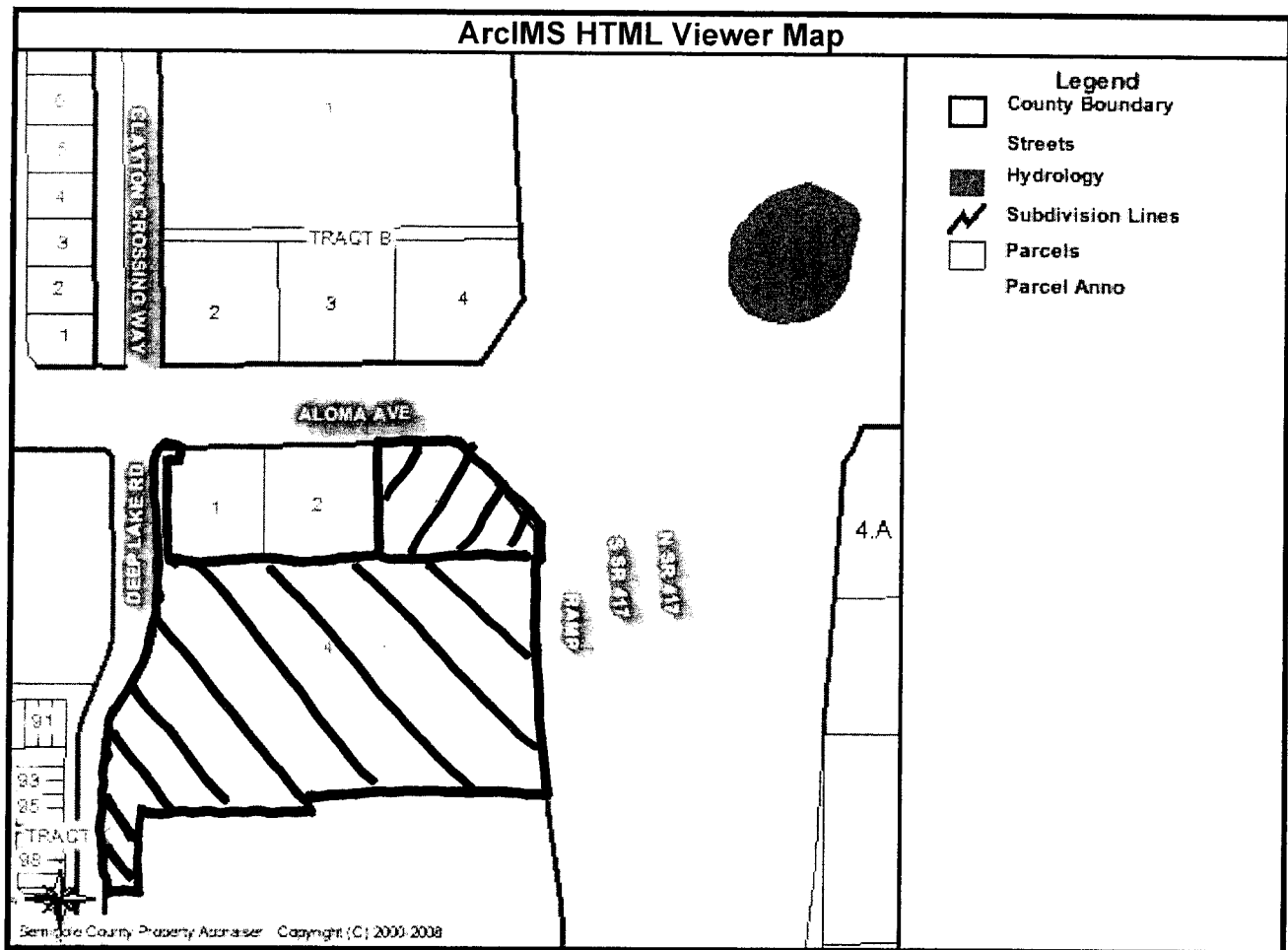
***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: BMW/IS RECEIVE DATE: COMMENTS DUE:

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000099





500 West Fulton Street
Sanford, Florida 32771

P.O. Box 2808
Sanford, Florida 32772-2808

Phone: 407.322.6841
Fax: 407.330.0639

www.cphengineers.com

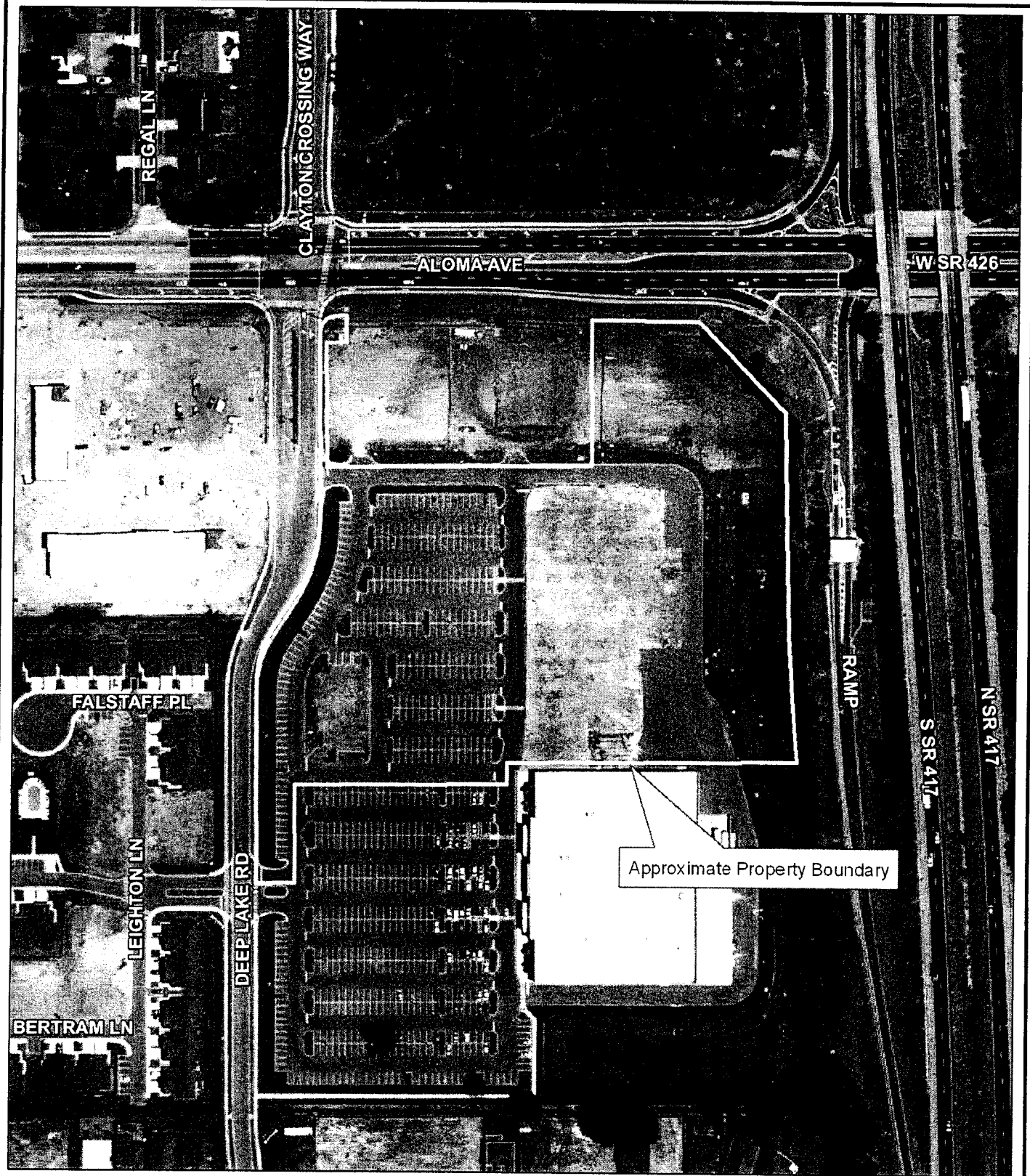
December 2009

Re: Proposed Walmart 5894-00
Deep Lake Road
Seminole County, Florida

Project Description

The proposed project is located in "The Shoppes at Clayton's Crossing" shopping center at Deep Lake Road, south of Aloma Avenue and west of SR 417. The site is currently-zoned PUD (Greenway South PUD). Tracts E & B of the existing PUD are currently developed. The proposed site will include Tracts C & D.

The project involves the construction of an approx. 100,018 +/- sq-ft Walmart retail building and associated site work, utility and stormwater modifications. A portion of the existing site stormwater pond will be relocated to Tract C to accommodate the proposed building and driveway footprints.



Scale 1" = 200'
 Date Oct 2009
 Photo Date 2008
 Project No W13621.1
 Biologist GIS DEM



AERIAL MAP

WALMART STORE # 5894-00 ORLANDO (ALOMA AVE.)
 SECTION 31, TOWNSHIP 21 SOUTH, RANGE 31 EAST
 SEMINOLE COUNTY, FLORIDA

FIGURE
 1

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with **pdf** attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 20-20-30-300-0150-0000
Attach list of all parcel ID numbers associated with the project site.

NAME: Mark Lawin

COMPANY: _____

EMAIL ADDRESS (REQUIRED): ms/av330@yahoo.com

ADDITIONAL EMAIL ADDRESS: _____

DAYTIME PHONE: (407) 701-9574 FAX NUMBER: ()

SUBJECT PROPERTY ADDRESS: 711 Ciara Creek Cove, Longwood FL 32750

OF ACRES: _____

PROJECT NAME: Senior Day Care Activity Center

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: C2 CURRENT USE: Under Construction

REVIEW TYPE: ☒ Site Plan ☐ Subdivision: ☒ Commercial ☐ Single Family
☐ Rezone Current _____ Proposed _____
☐ Land Use Amendment Current _____ Proposed _____
☐ Special Exception

REQUIRED ATTACHMENTS:

☒ ATTACH NARRATIVE WITH PROJECT DESCRIPTION

☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS

☐ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

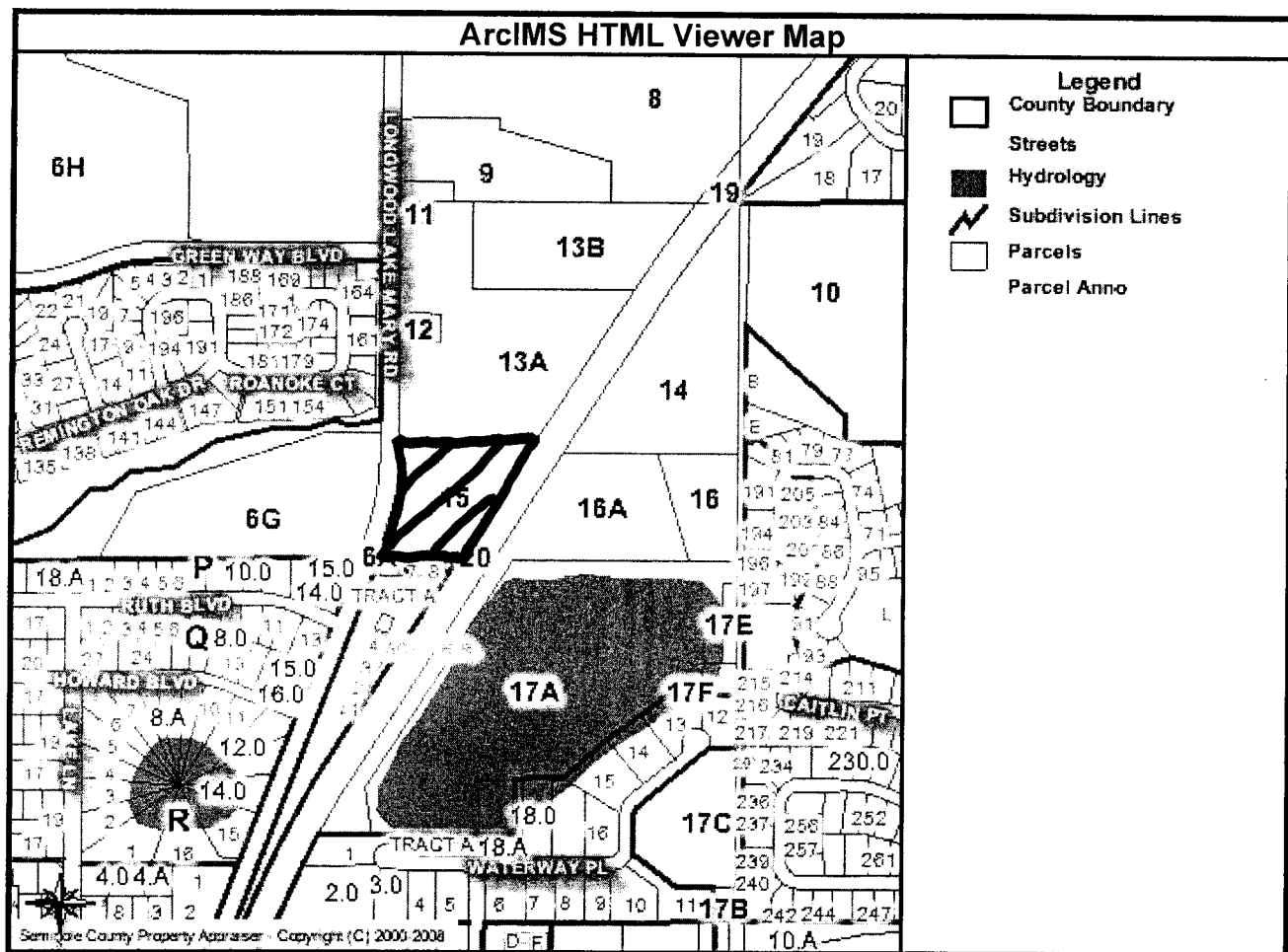
***** THIS BOX FOR STAFF USE ONLY *****

PROJECT MANAGER: BMW/DG RECEIVE DATE: _____ COMMENTS DUE: _____

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000101



PARCEL DETAIL DAVID JOHNSON, CFA, ASA PROPERTY APPRAISER SEMINOLE COUNTY FL. 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																																										
GENERAL Parcel Id: 20-20-30-300-0150-0000 Owner: CIARA GROUP LLC Mailing Address: 1967 CORPORATE SQUARE City, State, Zip Code: LONGWOOD FL 32750 Property Address: 711 CIARA CREEK CV LONGWOOD 32750 Facility Name: Tax District: 01-COUNTY-TX DIST 1 Exemptions: Dor: 19-PROFESSIONAL SERVICE	VALUE SUMMARY <table border="1"> <thead> <tr> <th>VALUES</th> <th>2010 Working</th> <th>2009 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$107,045</td> <td>\$108,418</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$56,303</td> <td>\$58,051</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$692,784</td> <td>\$692,784</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value</td> <td>\$856,132</td> <td>\$859,253</td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td>\$856,132</td> <td>\$859,253</td> </tr> </tbody> </table> Tax Estimator	VALUES	2010 Working	2009 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$107,045	\$108,418	Depreciated EXFT Value	\$56,303	\$58,051	Land Value (Market)	\$692,784	\$692,784	Land Value Ag	\$0	\$0	Just/Market Value	\$856,132	\$859,253	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$856,132	\$859,253																								
VALUES	2010 Working	2009 Certified																																																								
Value Method	Cost/Market	Cost/Market																																																								
Number of Buildings	1	1																																																								
Depreciated Bldg Value	\$107,045	\$108,418																																																								
Depreciated EXFT Value	\$56,303	\$58,051																																																								
Land Value (Market)	\$692,784	\$692,784																																																								
Land Value Ag	\$0	\$0																																																								
Just/Market Value	\$856,132	\$859,253																																																								
Portability Adj	\$0	\$0																																																								
Save Our Homes Adj	\$0	\$0																																																								
Assessed Value (SOH)	\$856,132	\$859,253																																																								
2010 TAXABLE VALUE WORKING ESTIMATE																																																										
<table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Assessment Value</th> <th>Exempt Values</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>County General Fund</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>Schools</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>Fire</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>Road District</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>SJWM(Saint Johns Water Management)</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>County Bonds</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> </tbody> </table>	Taxing Authority	Assessment Value	Exempt Values	Taxable Value	County General Fund	\$856,132	\$0	\$856,132	Schools	\$856,132	\$0	\$856,132	Fire	\$856,132	\$0	\$856,132	Road District	\$856,132	\$0	\$856,132	SJWM(Saint Johns Water Management)	\$856,132	\$0	\$856,132	County Bonds	\$856,132	\$0	\$856,132	<table border="1"> <thead> <tr> <th>Taxing Authority</th> <th>Assessment Value</th> <th>Exempt Values</th> <th>Taxable Value</th> </tr> </thead> <tbody> <tr> <td>County General Fund</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>Schools</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>Fire</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>Road District</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>SJWM(Saint Johns Water Management)</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> <tr> <td>County Bonds</td> <td>\$856,132</td> <td>\$0</td> <td>\$856,132</td> </tr> </tbody> </table>		Taxing Authority	Assessment Value	Exempt Values	Taxable Value	County General Fund	\$856,132	\$0	\$856,132	Schools	\$856,132	\$0	\$856,132	Fire	\$856,132	\$0	\$856,132	Road District	\$856,132	\$0	\$856,132	SJWM(Saint Johns Water Management)	\$856,132	\$0	\$856,132	County Bonds	\$856,132	\$0	\$856,132
Taxing Authority	Assessment Value	Exempt Values	Taxable Value																																																							
County General Fund	\$856,132	\$0	\$856,132																																																							
Schools	\$856,132	\$0	\$856,132																																																							
Fire	\$856,132	\$0	\$856,132																																																							
Road District	\$856,132	\$0	\$856,132																																																							
SJWM(Saint Johns Water Management)	\$856,132	\$0	\$856,132																																																							
County Bonds	\$856,132	\$0	\$856,132																																																							
Taxing Authority	Assessment Value	Exempt Values	Taxable Value																																																							
County General Fund	\$856,132	\$0	\$856,132																																																							
Schools	\$856,132	\$0	\$856,132																																																							
Fire	\$856,132	\$0	\$856,132																																																							
Road District	\$856,132	\$0	\$856,132																																																							
SJWM(Saint Johns Water Management)	\$856,132	\$0	\$856,132																																																							
County Bonds	\$856,132	\$0	\$856,132																																																							
The taxable values and taxes are calculated using the current years working values and the prior years approved millage rates.																																																										
SALES <table border="1"> <thead> <tr> <th>Deed</th> <th>Date</th> <th>Book</th> <th>Page</th> <th>Amount</th> <th>Vac/Imp</th> <th>Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>10/2006</td> <td>06459</td> <td>0669</td> <td>\$1,525,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>02/1986</td> <td>01715</td> <td>1971</td> <td>\$85,200</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> Find Sales within this DOR Code	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	10/2006	06459	0669	\$1,525,000	Vacant	No	WARRANTY DEED	02/1986	01715	1971	\$85,200	Vacant	No	2009 VALUE SUMMARY 2009 Tax Bill Amount: \$13,425 2009 Certified Taxable Value and Taxes DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS																																				
Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																																				
WARRANTY DEED	10/2006	06459	0669	\$1,525,000	Vacant	No																																																				
WARRANTY DEED	02/1986	01715	1971	\$85,200	Vacant	No																																																				
LAND <table border="1"> <thead> <tr> <th>Land Assess Method</th> <th>Frontage</th> <th>Depth</th> <th>Land Units</th> <th>Unit Price</th> <th>Land Value</th> </tr> </thead> <tbody> <tr> <td>SQUARE FEET</td> <td>0</td> <td>0</td> <td>125,888</td> <td>5.50</td> <td>\$692,384</td> </tr> <tr> <td>ACREAGE</td> <td>0</td> <td>0</td> <td>1.000</td> <td>400.00</td> <td>\$400</td> </tr> </tbody> </table>	Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value	SQUARE FEET	0	0	125,888	5.50	\$692,384	ACREAGE	0	0	1.000	400.00	\$400	LEGAL DESCRIPTION LEG SEC 20 TWP 20S RGE 30E S 430 FT OF NE 1/4 OF SE 1/4 W OF RY																																							
Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value																																																					
SQUARE FEET	0	0	125,888	5.50	\$692,384																																																					
ACREAGE	0	0	1.000	400.00	\$400																																																					
BUILDING INFORMATION <table border="1"> <thead> <tr> <th>Bld Num</th> <th>Bld Class</th> <th>Year Blt</th> <th>Fixtures</th> <th>Gross SF</th> <th>Stories</th> <th>Ext Wall</th> <th>Bld Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>MASONRY PILAS</td> <td>2008</td> <td>0</td> <td>2,700</td> <td>1</td> <td>CONCRETE BLOCK-STUCCO - MASONRY</td> <td>\$107,045</td> <td>\$109,790</td> </tr> </tbody> </table> Subsection / Sqrt OPEN PORCH FINISHED / 126 Permits			Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New	1	MASONRY PILAS	2008	0	2,700	1	CONCRETE BLOCK-STUCCO - MASONRY	\$107,045	\$109,790																																						
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New																																																		
1	MASONRY PILAS	2008	0	2,700	1	CONCRETE BLOCK-STUCCO - MASONRY	\$107,045	\$109,790																																																		
EXTRA FEATURE <table border="1"> <thead> <tr> <th>Description</th> <th>Year Blt</th> <th>Units</th> <th>EXFT Value</th> <th>Est. Cost New</th> </tr> </thead> <tbody> <tr> <td>FACE BLOCK WALL</td> <td>2008</td> <td>210</td> <td>\$798</td> <td>\$840</td> </tr> <tr> <td>PATIO CONC COMM</td> <td>2008</td> <td>169</td> <td>\$531</td> <td>\$559</td> </tr> <tr> <td>FACE BLOCK WALL</td> <td>2008</td> <td>210</td> <td>\$798</td> <td>\$840</td> </tr> <tr> <td>PATIO CONC COMM</td> <td>2008</td> <td>169</td> <td>\$531</td> <td>\$559</td> </tr> <tr> <td>FACE BLOCK WALL</td> <td>2008</td> <td>210</td> <td>\$798</td> <td>\$840</td> </tr> <tr> <td>PATIO CONC COMM</td> <td>2008</td> <td>169</td> <td>\$531</td> <td>\$559</td> </tr> <tr> <td>POLE LIGHT CONCRETE 1 ARM</td> <td>2008</td> <td>14</td> <td>\$14,532</td> <td>\$14,532</td> </tr> <tr> <td>ASPHALT DRIVE 1 INCH</td> <td>2008</td> <td>41,070</td> <td>\$37,784</td> <td>\$41,070</td> </tr> </tbody> </table>			Description	Year Blt	Units	EXFT Value	Est. Cost New	FACE BLOCK WALL	2008	210	\$798	\$840	PATIO CONC COMM	2008	169	\$531	\$559	FACE BLOCK WALL	2008	210	\$798	\$840	PATIO CONC COMM	2008	169	\$531	\$559	FACE BLOCK WALL	2008	210	\$798	\$840	PATIO CONC COMM	2008	169	\$531	\$559	POLE LIGHT CONCRETE 1 ARM	2008	14	\$14,532	\$14,532	ASPHALT DRIVE 1 INCH	2008	41,070	\$37,784	\$41,070											
Description	Year Blt	Units	EXFT Value	Est. Cost New																																																						
FACE BLOCK WALL	2008	210	\$798	\$840																																																						
PATIO CONC COMM	2008	169	\$531	\$559																																																						
FACE BLOCK WALL	2008	210	\$798	\$840																																																						
PATIO CONC COMM	2008	169	\$531	\$559																																																						
FACE BLOCK WALL	2008	210	\$798	\$840																																																						
PATIO CONC COMM	2008	169	\$531	\$559																																																						
POLE LIGHT CONCRETE 1 ARM	2008	14	\$14,532	\$14,532																																																						
ASPHALT DRIVE 1 INCH	2008	41,070	\$37,784	\$41,070																																																						
NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes. *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.																																																										

DEC 15 2009

DEVELOPMENT REVIEW

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 21-19-30-SDM-0A00-002A
Attach list of all parcel ID numbers associated with the project site.

NAME: Jorge Gutierrez

COMPANY: Construction Staging

EMAIL ADDRESS (REQUIRED): Constructionstaging@hotmail.com

ADDITIONAL EMAIL ADDRESS: N/A

DAYTIME PHONE: (386) 479-5712 FAX NUMBER: (407) 982-7174

SUBJECT PROPERTY ADDRESS: 237 Power Court

OF ACRES: _____

PROJECT NAME: _____

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: C-3 CURRENT USE: _____

REVIEW TYPE: ☒ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☐ Rezone ☐ Current ☐ Proposed
☐ Land Use Amendment ☐ Current ☐ Proposed
☐ Special Exception

REQUIRED ATTACHMENTS:

- ☐ ATTACH NARRATIVE WITH PROJECT DESCRIPTION
☐ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
☐ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

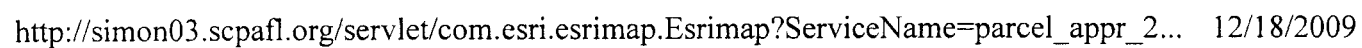
*****THIS BOX FOR STAFF USE ONLY*****

PROJECT MANAGER: AW RECEIVE DATE: _____ COMMENTS DUE: _____

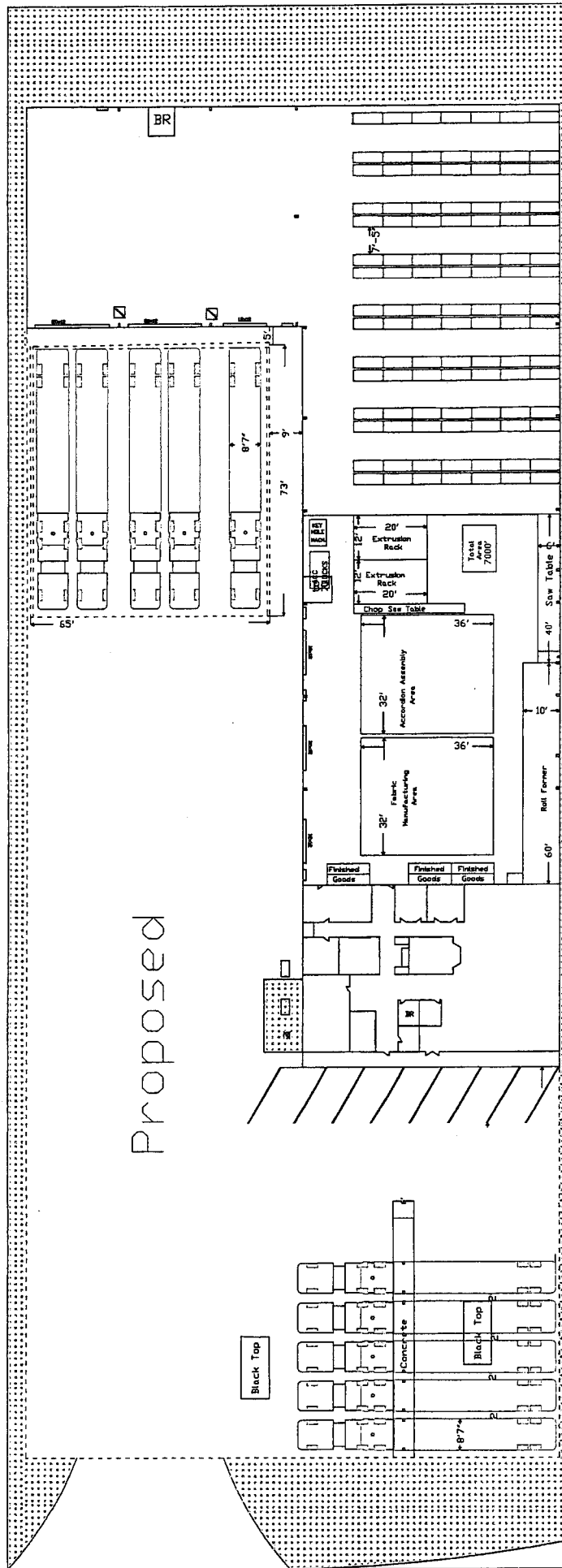
☐ ATTACH PROPERTY APPRAISER DATA SHEET.

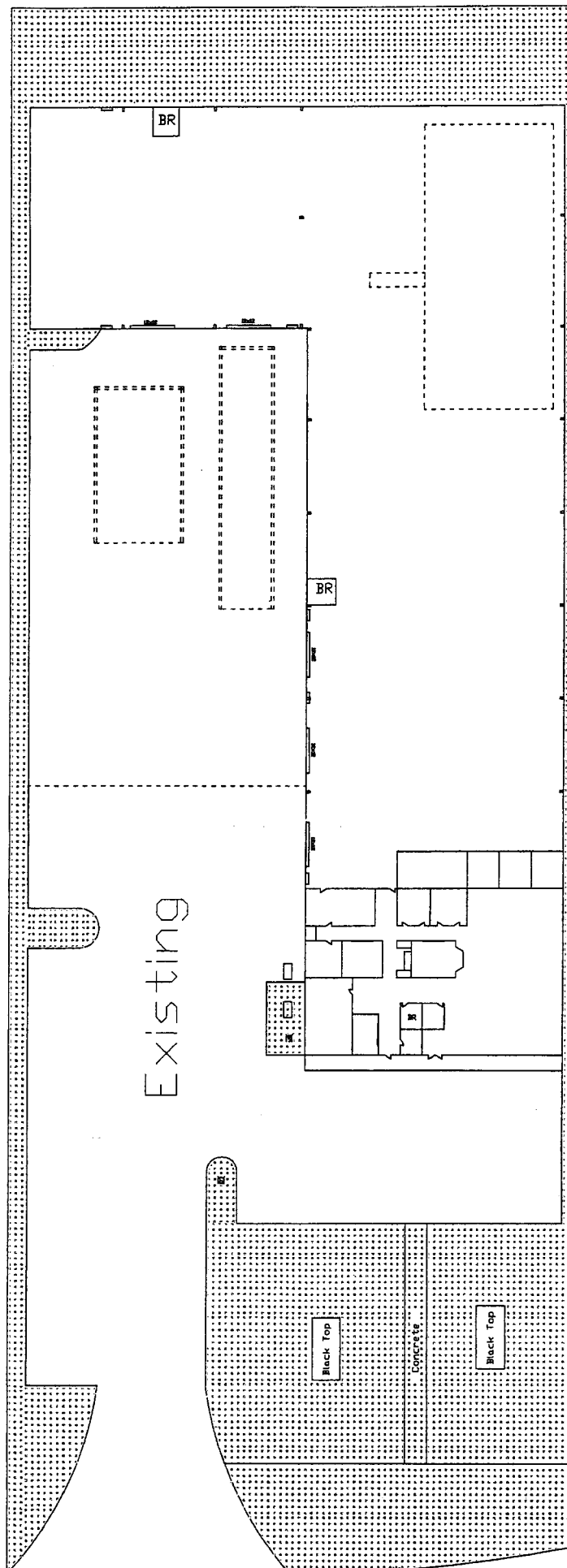
☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000102



Proposed





237 POWER CT

Dec 16, 2009

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with **pdf** attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 31-19-30-300-019D-0000 (portion of)

Attach list of all parcel ID numbers associated with the project site.

NAME: David F. Glunt, P.E.

COMPANY: Madden, Moorhead & Glunt, Inc.

EMAIL ADDRESS (REQUIRED): david@madden-eng.com

ADDITIONAL EMAIL ADDRESS: nicole@madden-eng.com

DAYTIME PHONE: (407) 6298330 FAX NUMBER: (407) 629-8336

SUBJECT PROPERTY ADDRESS: 2974 INTERNATIONAL PKWY LAKE MARY 32746

OF ACRES: 1.25

PROJECT NAME: Chase

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: PUD CURRENT USE: Vacant

REVIEW TYPE: ☒ Site Plan ☐ Subdivision: ☒ Commercial ☐ Single Family
☐ Rezone Current _____ Proposed _____
☐ Land Use Amendment Current _____ Proposed _____
☐ Special Exception

REQUIRED ATTACHMENTS:

- ☒ ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ☒ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

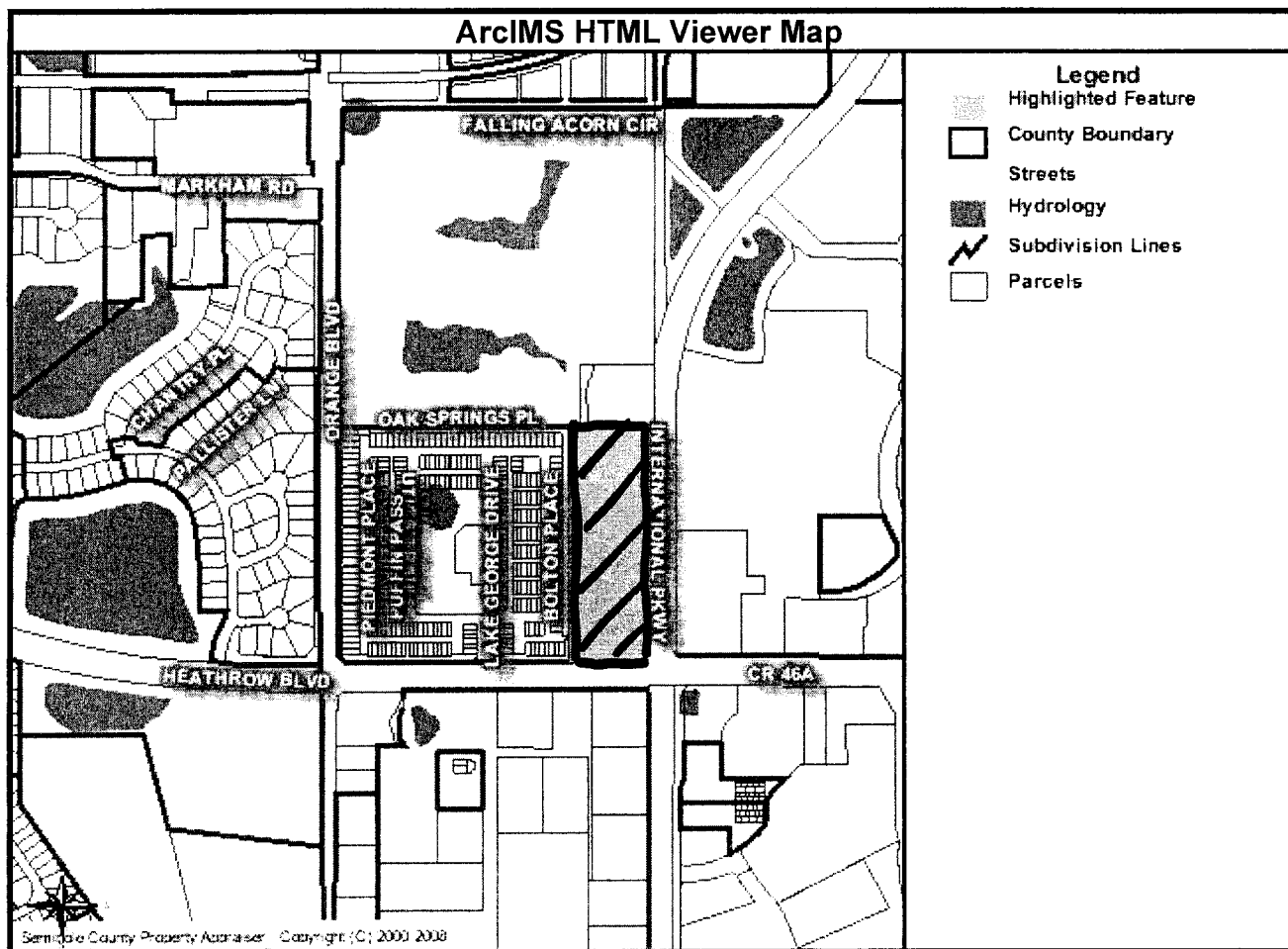
***** THIS BOX FOR STAFF USE ONLY *****

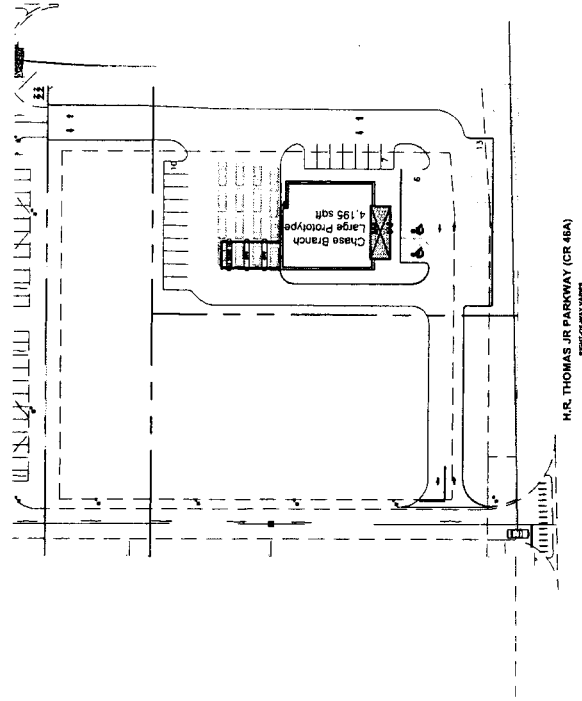
PROJECT MANAGER: CDS/IS RECEIVE DATE: _____ COMMENTS DUE: _____

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000103





CHASE

Proposed Site Plan - Chase
International PKwy and 46A
11 November 2009
Lot Size TBD
Project #14375

12/4/09

SEMINOLE COUNTY PRE-APPLICATION INFORMATION REQUEST

GENERAL STATEMENT: The pre-application process is an informal exchange of ideas and information in response to information provided by the applicant. The information provided by Seminole County does not constitute a waiver of any requirements contained in the County's Land Development Code. The applicant will receive comments by email or by fax. Upon review of the project information staff or the applicant may request a pre-application meeting.

Email completed form with pdf attachments to devrevdesk@seminolecountyfl.gov

SEMINOLE COUNTY GOVERNMENT, DEVELOPMENT REVIEW DIVISION

1101 E. First Street, Sanford, FL, 32771, West Wing, Second Floor, Phone (407) 665-7331

OR FAX APPLICATION WITH ATTACHMENTS TO (407) 665-7456

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

PROJECT INFORMATION

PROPERTY APPRAISER ID #: 27-21-31-5CC-0A00-0230 AND 27-21-31-5CC-0A00-0220

Attach list of all parcel ID numbers associated with the project site.

NAME: James A. Hattaway, Esq., for Frank S. Tibbitts (owner authorization attached)

COMPANY:

EMAIL ADDRESS (REQUIRED): jimhattaway@earthlink.net

ADDITIONAL EMAIL ADDRESS:

DAYTIME PHONE: (407) 331-7500 FAX NUMBER: (407) 331-7500

SUBJECT PROPERTY ADDRESS: Boland Dr., Oviedo 32765

OF ACRES: 0.45 acres

PROJECT NAME: Tibbitts, Inc.

PROPOSED USE: ☒ Commercial/Retail ☐ Industrial ☐ Office ☐ Mixed-Use ☐ Residential

CURRENT ZONING: C-2 CURRENT USE: Vacant/commercial

REVIEW TYPE: ☐ Site Plan ☐ Subdivision: ☐ Commercial ☐ Single Family
☐ Rezone Current _____ Proposed _____
☐ Land Use Amendment Current _____ Proposed _____
☒ Special Exception

REQUIRED ATTACHMENTS:

- ☒ ATTACH NARRATIVE WITH PROJECT DESCRIPTION
- ☒ ATTACH SITE MAP SHOWING THE EXISTING CONDITIONS
- ☒ ATTACH SITE SKETCH SHOWING THE PROPOSED DEVELOPMENT

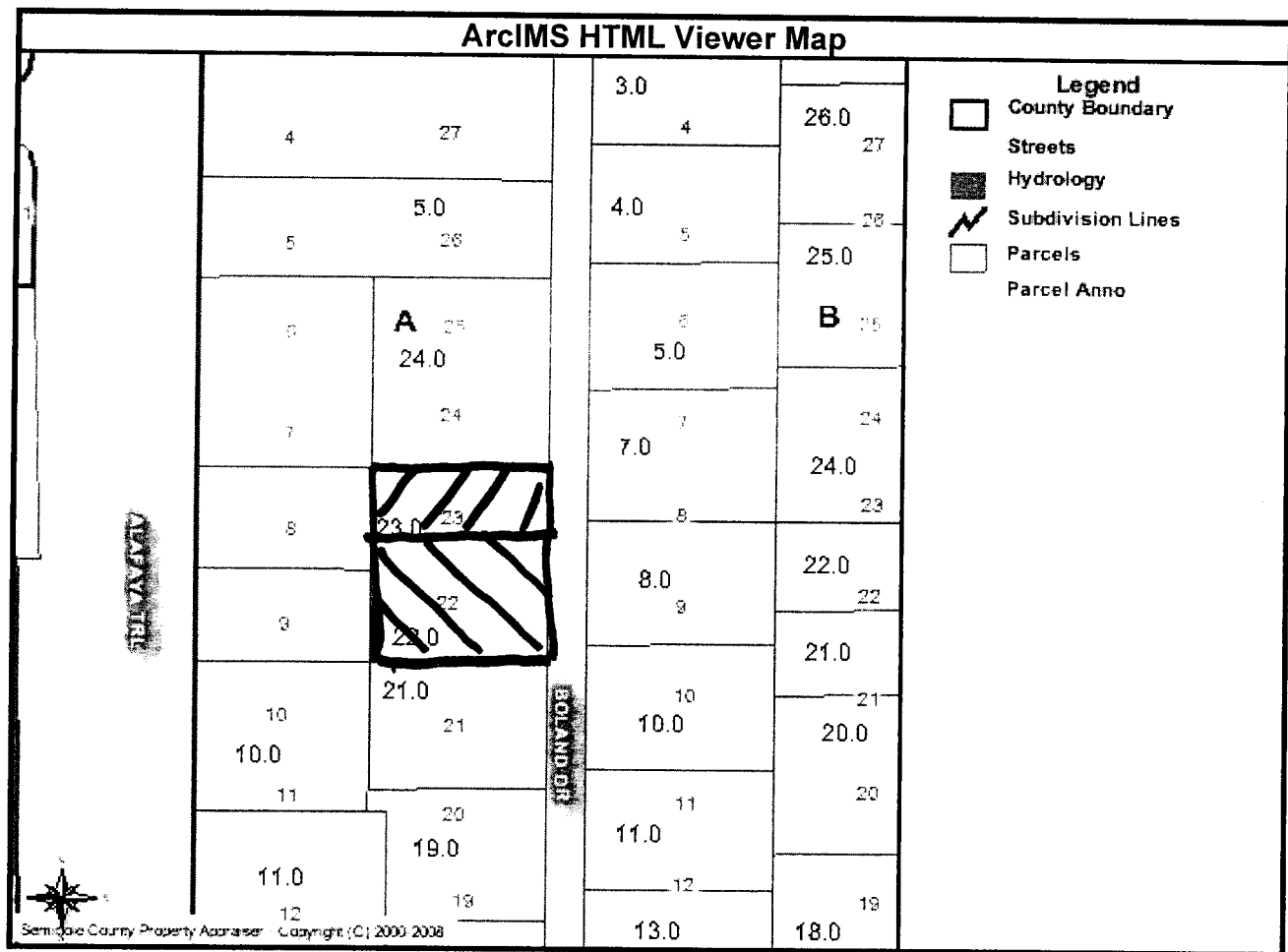
*****THIS BOX FOR STAFF USE ONLY*****

PROJECT MANAGER: KE / CDS RECEIVE DATE: _____ COMMENTS DUE: _____

☐ ATTACH PROPERTY APPRAISER DATA SHEET.

☐ PREVIOUS REVIEWS OR APPROVALS ON SUBJECT PROPERTY:
(list project name and GUI number)

09-80000098

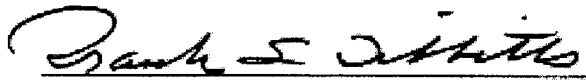


LIMITED POWER OF ATTORNEY

Date: November 20, 2009


I hereby name and appoint: James A. Hattaway, Esquire, to be my lawful attorney-in-fact to act for me to apply for, receipt for, sign for and do all things necessary to this appointment relative to all applications and/or permits associated with any and all property I own including, but not limited to: 2981 Alafaya Trail, Oviedo, Florida 32765

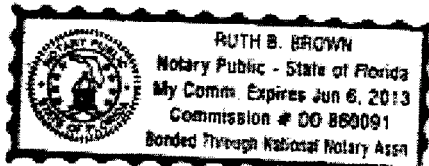
Expiration Date for This Limited Power of Attorney: December 31, 2010


Frank Tibbitts

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 20th day of November, 2009, by Frank Tibbitts who is ☒ personally known to me or ☐ who has produced _____ as identification and who did (did not) take an oath.


Signature



Narrative

On July 16, 1990, the Seminole County Board of Adjustment approved the applicant's request for a Special Exception to allow a mechanical garage (Seminole County File No.: BA90-7-23SE).

Since that date, the applicant has been an exemplary corporate citizen. He has run his garage without incident—receiving no code enforcement complaints and no complaints from his neighbors.

Applicant would now like to amend said Special Exception to allow for a new metal structure on adjoining and adjacent parcels having the same zoning and land use designations (please see attached images).

The proposed metal building will consist of a single building with four to five bays used for the limited purpose of work on automobiles in a manner consistent with the current, approved garage. Applicant contemplates using a gravel driveway consistent with that currently on the site.

In sum, applicant wishes to use adjacent properties that have the same zoning and land use designations in a manner consistent with and identical to the current, approved use.



▶ EXISTING
CONDITIONS

Site Sketch

